

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: July 20, 2006

ITEM NO. _____

CASE NUMBER/ PROJECT NAME	87-DR-2004#5 Bank of America @ Hayden Peak Crossing Pad B		
LOCATION	20301 N. Hayden Road		
REQUEST	Request approval of a site plan, elevations and landscaping for a new branch bank on Pad B at the Hayden Peak Crossing shopping center.		
OWNER	Jones Lang La Salle Americas 602-523-6640	ENGINEER	Norman Engineering Group Inc. 602-371-0397
ARCHITECT/ DESIGNER	Gensler 602-523-4901	APPLICANT/ COORDINATOR	Scott McCage Gensler 602-523-4901
BACKGROUND	<p>Zoning. This site is part of a larger commercial shopping center zoned C-3 PCD ESL (Highway Commercial District, Planned Community Development, Environmentally Sensitive Lands). This commercial center is in various phases of development.</p> <p>Adjacent Uses:</p> <ul style="list-style-type: none">• North: Multi-family residential, zoned R-4 PCD ESL (Townhouse residential, Planned Community Development, Environmentally Sensitive Lands)• East/South: Single-family residential, zoned R1-5 PCD ESL (Single-family residential - 4,700 square feet, Planned Community Development, Environmentally Sensitive Lands)• West: Unimproved park and open space, zoned OS PCD (Open Space, Planned Community Development) <p>Context. The site is located at the southeast corner of North Hayden Road and East Thompson Peak Parkway, within the Grayhawk Master Planned Community. More specifically, the site is a pad site within the Hayden Peak Crossing commercial center. Pad B is located at the corner of East Thompson Peak Road and North Hayden Road.</p>		
APPLICANT'S PROPOSAL	<p>Applicant's Request. This development proposal consists of one building, its associated bank drive-through lane, parking, and landscaping all on a pad site within an already approved commercial center known as Hayden Peak Crossing. The proposed</p>		

one-story structure is oriented with the primary walk-in customer entrance facing towards the southwest. The northeast side of the building is adjacent to the drive-through service lanes. The drive-through lanes are buffered from a shopping center circulation drive with a 17-foot wide landscape planter. Pedestrian access is provided to connect to the adjacent shopping center and the sidewalks along East Thompson Peak Parkway and North Hayden Road.

The plant palette and architectural elements are consistent with the larger Hayden Peak Crossing commercial center. The plant palette includes palo verde, Mexican bird of paradise, saguaro, sage, fairy duster, ruellia, yucca, creosote bush, paper flower, Spanish bayonet, desert spoon, and agave.

The architectural style demonstrates a western theme with the use of rough, heavy and rustic elements. The materials include stucco, stone, clay roof tile, metal store front/windows, and wood trim. The Dunn Edwards paint colors applied to stucco include brown/tan "Wild Dunes" DE3180, orange/red "Nutmeg" TI DE 1037, and accents of tan "Egyptian Sand" DE 207 and tan/sage-green "Shaggy Barked" DE C771. The paint on wood is by Sherwin Williams, light brown "Cider Mill" SW 3512. The stone is Chardonnay Old Country Fieldstone. The sloped roof is finished with a Redland Clay Tile "Bacon Blend" which is a combination of rust/brown "Old Sedona," light tan "Sandstone," and brown "Adobe Brown Blend." These elements match those of the already approved commercial center.

Development Information:

- Parcel Size: 1.54 net acres
- Building Size: 4,809 square feet
- Building Height Allowed: 36-feet
- Building Height Proposed: 27-feet, 11-inches building set 1-foot 4-inches above natural grade resulting in a total height of 29-feet 3-inches
- Parking Required: 20 parking spaces required
- Parking Provided: 39 parking spaces provided
- Open Space Required: 143,474 Square feet required (entire center)
- Open Space Provided: 143,937 Square feet provided (entire center)
- FAR Allowed: 0.8 Allowed
- FAR Provided: 0.19 Provided

DISCUSSION

The proposed development is consistent in its architectural style, landscape design, and site plan with the larger commercial center of which it is a part. The bank drive-through design is consistent with the City's Commercial Design Guidelines which include minimizing impacts by screening the drive-through, provision of adequate vehicle cueing, and architectural integration of the drive-through canopy with the features of the attached building.

**Scottsdale Development Review Board Report
Case No. 87-DR-2004#5**

STAFF

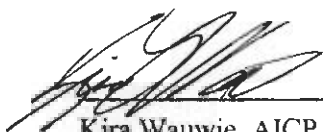
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

Kira Wauwie, AICP
Project Coordination Manager
Phone: 480-312-7061
E-mail: kwauwie@ScottsdaleAZ.gov

APPROVED BY



Kira Wauwie, AICP
Report Author



Lusia Galav, AICP
Director, Current Planning
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: _____

Project No.: _____ - PA - _____

Coordinator: _____

Case

87-DR-2004#5
05/04/2006

Project Name: _____

Project Location: SEC of Thompson Peak Parkway & Hayden Road

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: C - 3 PDC ESL

Proposed Zoning: Same

Number of Buildings: 1

Parcel Size: N/A

Gross Floor Area/Total Units: 4,809 SF.

Floor Area Ratio/Density: N/A

Parking Required: 19 Spaces

Parking Provided: 39 Spaces

Setbacks: N - _____ S - _____ E - _____ W - _____

Description of Request:

Bank of America proposes to develop Pad "B" in a Grocery - Anchored neighborhood center. The application is for a 1-story branch bank with a drive-thru and the remainder of the sites parking & landscaping not approved under 87-DR-2004. This parcel is identified in the Grayhawk Development Master Plan as parcel 3F. Bank of America is proposing Elevations consistent with the Developer's Approved Drawings, as well as Hardscaping, Landscaping and Site screen walls to tie seamlessly with the surrounding Development. The development has provided Master plans for NAOS, Open space, Grading & Drainage, and Landscaping. Part of the Pad B's street frontage & landscaping has been approved under 87-DR-2004 and is currently under construction.

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

ATTACHMENT #2



Q.S.
41-47

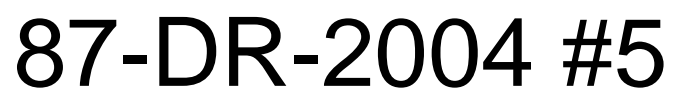
G.I.S. ORTHOPHOTO 2005



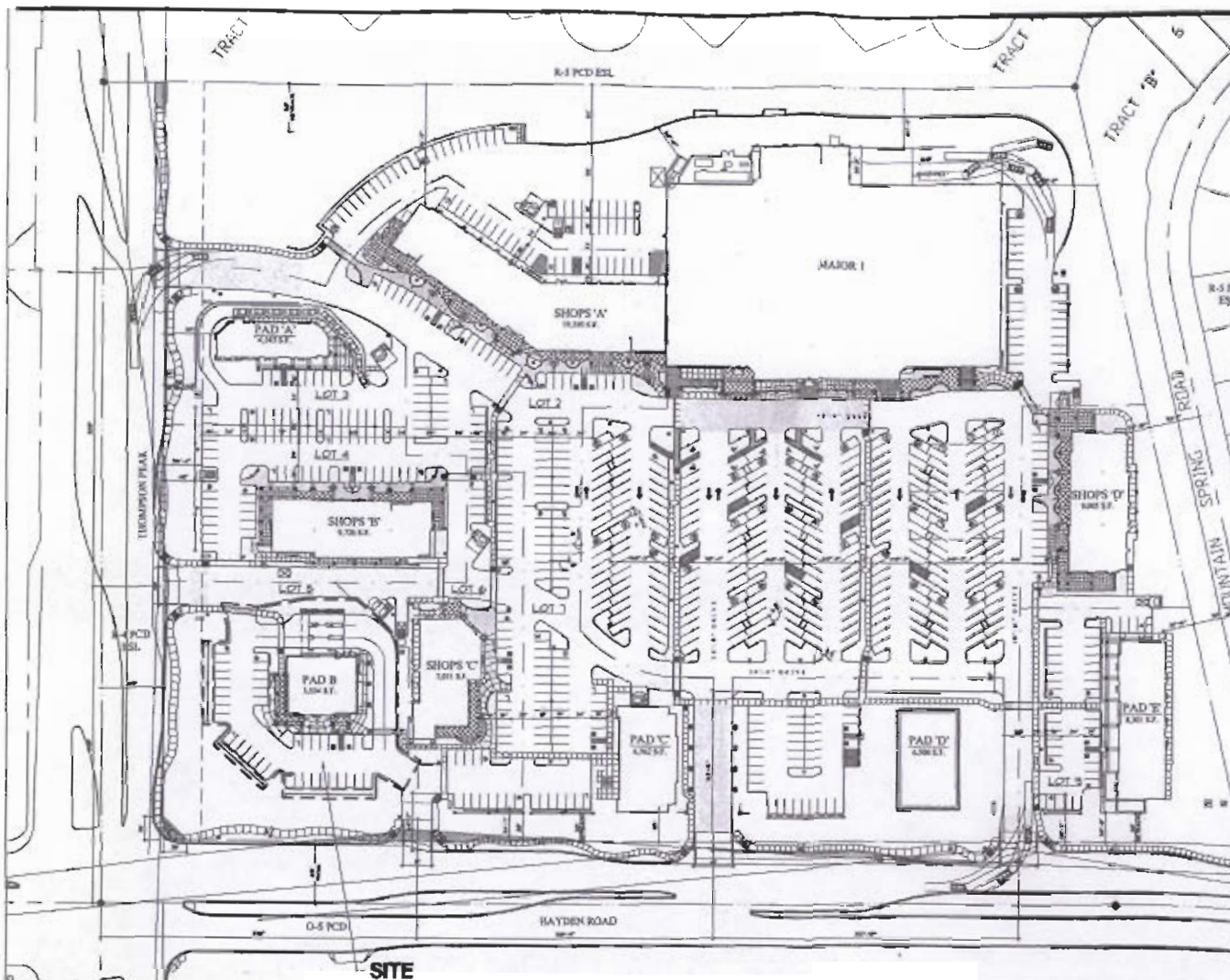
Bank of America @ Hayden Peak Crossing
Pad B

87-DR-2004 #5

ATTACHMENT #2A



ATTACHMENT #3



CONTEXT SITE PLAN

SCALE: 1" = 60'-0"

PLANNING DEPARTMENT NOTES:

1. SIGNS SHALL BE BY SEPARATE SUBMITTAL AND PERMIT.
2. ALL ROOF-TOP MECHANICAL EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST MECHANICAL UNIT. INDICATE MECHANICAL EQUIPMENT AND THE ROOF DOCK AS DASHED LINES ON THE ELEVATION DRAWINGS, AND LABEL AS MECHANICAL EQUIPMENT AND ROOF-DOCK BEYOND.
3. ROOF DRAINAGE SYSTEMS SHALL BE INTERIOR, EXCEPT THAT OVERFLOW SCUPPERS SHALL BE ALLOWED.
4. THE PLANT PALETTE PROPOSED SHALL BE THE SAME AS THE OVERALL CENTER.
5. FIFTY PERCENT OF TREES SHALL BE NATURAL, AS DEFINED IN ARTICLE II OF THE ZONING ORDINANCE. ON THE LANDSCAPE PLANS, INDICATE BOTH THE COMPLAINT CALIPER AND INDUSTRY STANDARD BOX SIZE FOR THAT CALIPER IN THE PLANT PALETTE (SECTION 10.50.01, ZONING ORDINANCE).
6. ALL PLANT SPECIES SHALL BE SELECTED SOLELY FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE / DROUGHT TOLERANT PLANT LIST AND THE COLD INDIGENOUS PLANT LIST.
7. ALL FIXTURES SHALL BE ROMA FULL-CUT OFF, AND DIRECTED DOWNWARD.
8. NO FIXTURE SHALL BE MOUNTED HIGHER THAN 20 FEET.
9. NO INDIVIDUAL LAMP SHALL EXCEED 250 WATTS.
10. ALL FIXTURES AND ASSOCIATED HARDWARE, INCLUDING PIGS, SHALL BE FLAT OR DARK BRONZE.
11. THE MAINTAINED MAXIMUM AND AVERAGE MAINTAINED HORIZONTAL ILLUMINANCE AT GRADE SHALL NOT EXCEED 1.5 AND 0.8 RESPECTIVELY.
12. THE INITIAL VERTICAL ILLUMINANCE (MAXIMUM SPILL DIRECTLY OUT OF THE PROPERTY) AT 8 FEET ABOVE GRADE AROUND THE ENTIRE PROPERTY LINE SHALL NOT EXCEED .3 FOOTCANDLES.

VICINITY MAP:



PROJECT DATA:

PROJECT DESCRIPTION:
ONE STORY BRANCH BANK WITH COVERED DRIVE-THRU LANE, LANDSCAPING, HARDSCAPE AND PARKING.

DEVELOPMENT INFORMATION:

DEVELOPMENT: HAYDEN PEAK CROSSING
LOCATION: SEC OF THOMPSON PEAK AND HAYDEN ROAD
ANCHOR: TRY'S MARKETPLACE

ZONING INFORMATION:

JURISDICTION: CITY OF SCOTTSDALE, AZ
BUILDING CODE: 2000 IBC
APN: C-3 PCD 538
ZONING: PAD B
PARCEL AREA: 67,276 SF

PAD B INFORMATION:

SITE AREA: 67,276 SF NET (1,542 AC)
BUILDING AREA: 4,808 SF
FOOTPRINT: 4,872 SF
TOTAL UNDER ROOF: 8672/67276 = 13.2%
LOT COVERAGE: 14' / 20' MAX. PROJECTION
CONSTRUCTION TYPE: B
OCCUPANCY TYPE: B
LANDSCAPE AREA: 57.5% (25228/67276)
HARDSCAPE AREA: 38.8% (26440/67276)

PARKING:

MIN. ASSE WITH: 24'-0"
REQUIRED (1,250): 4,769/250 = 19 SPACES
PROVIDED: 45 SPACES
STANDARD (1' X 18'): 3 SPACES
UNITS (11' X 18'): 3 SPACES
TOTAL: 48 SPACES

DRIVE-THRU CONFIGURATION:

LANE 1: 2 VLT
LANE 2: 2 VLT
LANE 3: 2 VLT

OWNER:

THE PENDERSON GROUP
7550 N. CENTRAL AVENUE
15TH FLOOR
PHOENIX, AZ 85004
PHONE: (602) 265-2888
FAX: (602) 265-2888
CONTACT: CHRIS CERRAFIO

APPLICANT/ AGENT:

APPLICANT: BANK OF AMERICA CORPORATE WORKPLACE
201 E. WASHINGTON, 19th FLOOR
PHOENIX, AZ 85004
PHONE: (602) 523-2657
FAX: (602) 523-2235
CONTACT: SYLVIA JACKSON

AUTHORIZED AGENT:

JONES LANG LASALLE
201 E. WASHINGTON, 19th FLOOR
PHOENIX, AZ 85004
PHONE: (602) 523-6646
FAX: (602) 523-6622
CONTACT: RENATA TENEBURY

ARCHITECT:

Gensler
201 E. WASHINGTON SUITE 1450
PHOENIX, AZ 85004
PHONE: (602) 523-4901
FAX: (602) 523-4949
CONTACT: SCOTT MCCAGE

BANK OF AMERICA

HAYDEN PEAK CROSSING II
SEC THOMPSON PEAK &
HAYDEN RD
SCOTTSDALE, AZ
SERIAL NUMBER: AZ0049
NRSP VERSION: 2.0 RDT
BULLETIN: 14

Gensler

Item	Revision	By	Check
01	04/22/06	PS	SMC
02	04/26/06	PS	SMC

ISSUED FOR DESIGN REVIEW BOARD

87-DR-2004#5
05/04/2006

NOTICE OF EXTENDED PAYMENT PROVISION

THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 45 DAYS AFTER CERTIFICATION AND APPROVAL OF BILLINGS AND ESTIMATES.

CITY I.D. NUMBERS

134-PA-05-2

Project Name

BANK OF AMERICA THOMPSON PEAK & HAYDEN ROAD

Project Number

57-5006-000

Scale

Overall Site Plan

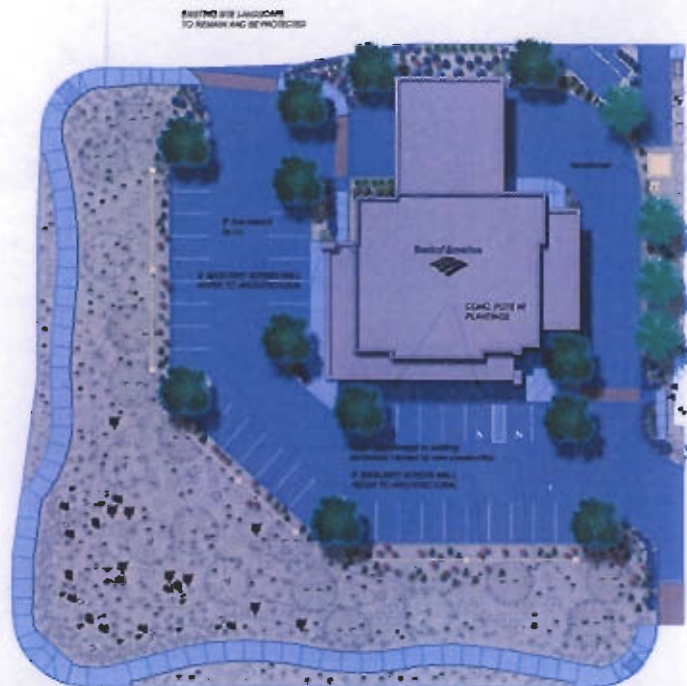
Scale

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DR-1

Gensler

THOMPSON PEAK DRIVEWAY



HAYDEN ROAD

CONCEPTUAL LANDSCAPE PLAN

Conceptual Landscape Plan

The entire site will be maintained in accordance with City of Scottsdale Standards.

80% of all trees will be 12" DBH or larger.

An automatic irrigation system will be installed guaranteeing 100% coverage in all landscape areas.

Decomposed granite, 2" minimum thickness (based sample in Landscape Schedule for approval).

Place in all mulch work and non-lawn landscape areas. (Order to match existing).

All work will be done so that all water drains away from sidewalks, structures and will not impede natural drainage patterns.

Structures with landscaping within a triangle measured back 10' from property line and 10' along property line on each side of the driveway entrance will be maintained at a maximum height of 8'.

All tree landscape plans to meet City of Scottsdale minimum standards for quantity and type.

Existing Landscape & Irrigation Notes

1. Site verify all existing conditions prior to bidding. Any discrepancies are to be brought to the Landscape Architect immediately.

2. All plant material designated as "existing to remain" shall be protected during all phases of construction. Any trees that die due to lack of water, lack of maintenance or care, insect or vandalism shall be replaced by a tree with minimum 12" DBH. At no additional cost to owner. Plants that die shall be replaced with the same height and size. All shrubs and groundcover shall be replaced with 3 gallon plants.

3. Landscape areas disturbed by new construction shall be replaced with soil in soil areas and new decomposed granite matching existing. (Based on disturbed areas with prohibited as there is a smooth transition between all edges. Replace all disturbed, broken or damaged hardscape with matching type).

4. All existing plant material and adjacent plant material shall have uninterrupted watering during all phases of construction. This plant includes but not be limited to hand watering, temporary above ground irrigation, existing system, etc.

5. The existing irrigation system shall be protected, maintained and repaired during all phases of construction. The existing system is that in adjacent properties. All equipment such as emitters, valves, lateral heads and risers shall be repaired and replaced to maintain continuous water.

6. Provide new schedule all phases of all new plants. (See plant schedule for details.) Any existing irrigation system to be maintained at all times during construction and guarantee 100% coverage.

7. All existing trees to remain, shall be selectively pruned per Landscape Architect direction.

8. All existing shrubs within the sight triangle shall and sight visibility triangles shall be selectively pruned to a maximum height of 8'.

9. All trees shall be tied to a maximum height of 12'.

VICINITY MAP

THIS PROJECT

LANDSCAPE LEGEND

ALL TREES TO MEET 12" DBH MINIMUM. ALL SPECIFICATIONS TO BE 12" DBH MINIMUM. (SEE CITY OF SCOTTSDALE STANDARDS FOR DETAILS.)

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SHRUBS/ ACCENTS: Shrub

Greenscape medium Greenleaf Shrub 12 gallon

Callistemon viminalis Pink Fairy Duster 8 gallon

Senecio greggii Autumn Sage 8 gallon

Clarkia yuccifolia Silver Candles 8 gallon

Sedum spectabile Mexican Blue Sage 8 gallon

Leucosiphon sparganium Colonial Sage 8 gallon

Larrea tridentata Deschutes Bush 8 gallon

Yucca elata Yucca 8 gallon

Yucca elata Yucca 8 gallon

Yucca elata Yucca 8 gallon

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Bank of America @ Hayden Peak
S.C. & HAYDEN and THOMPSON PEAK PARKWAY
Scottsdale, Arizona
Conceptual Landscape Plan

F.S.
F.S.
HAL
1" = 20'
8/27/2005
A6305
11.14.2005

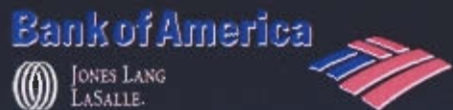
LA.01



87-DR-2004#5
05/04/2006



View from West Corner



Hayden Peak Crossing

Scottsdale, Arizona

Project No.: 57.5000.090
Date: April 28, 2006

Gensler

201 East Washington
Suite 1450
Phoenix, AZ

87-DR-2004#5

05/04/2006

Bank of America
20301 N. Hayden Rd.
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
AS SHOWN

- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING AMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☐ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____
- ☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____
- ☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____
- ☐ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.
A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☐ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)
 - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: Lt Haz SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

**Stipulations for Case:
Bank of America, Hayden Peak Crossing Pad B
87-DR-2004#5**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Gensler with a city receipt date of 5/4/2006.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Gensler with a city receipt date of 5/4/2006.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Laskin & Associates, Inc. Landscape Architects with a city receipt date of 5/4/2006.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. Pneumatic tubes shall be completely concealed in the building architecture, canopy columns or other feature, except for the area necessary for control panel exposure and insertion of items for delivery.
3. No walk-up ATM is proposed or permitted.
4. Any ATM at the drive-thru, excluding the control panel and user interface elements, shall be completely screened on all sides by a housing matching the architectural materials, colors, and finishes of the main building.
5. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
6. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
7. All exterior conduit and raceways shall be painted to match the building.
8. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
9. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
10. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
11. Dooley wall fencing shall not be allowed.
12. All walls shall match the architectural color, materials and finish of the building(s).

ATTACHMENT B

Ordinance

A. Signs are by separate review, approval, and permit.

OPEN SPACE:**DRB Stipulations**

13. At time of final plan submittal the applicant shall provide an updated Open Space Plan to show open space requirements for the overall center are being met with the development of this Pad space.

N.A.O.S.:**DRB Stipulations**

B. At time of final plan submittal the applicant shall provide an updated Natural Area Open Space Plan including full revegetation calculations to show N.A.O.S. requirements for the overall center are being met with the development of this Pad space.

LANDSCAPE DESIGN:**DRB Stipulations**

14. At time of Final Plans the Landscape plan shall be updated to identify all plant sizes including caliber size.
15. At time of Final Plans the landscape plan shall identify all plant quantities and list any salvaged plants used on this pad from the approved native plant case 114-NP-2004 for the overall center.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

16. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign, parking lot canopy and landscape lighting.
17. The individual luminaire lamp shall not exceed 250 watts.
18. The maximum height from finished graded to the bottom of any exterior luminaire shall not exceed 16 feet.
19. All exterior light poles, pole fixtures, and yokes, including bollards shall be a flat black or dark bronze.
20. No lighting shall be permitted in dedicated NAOS easements.
21. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site, not including the canopy area, shall not exceed 1.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 6 foot-candles. All exterior luminaries except canopy lighting shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire west property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.0 foot-candles, consistent with the entire center. All exterior luminaries shall be included in this calculation.

Building Mounted Lighting:

- d. Wall mounted luminaries shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.

ATM and Drive-thru Canopy Lighting:

22. Lighting on the drive-thru canopy shall be mounted flush, and screened by fascia, the bottom of which is no less than 8-inches below the bottom of fixture lens.

23. The maintained average horizontal illuminance level, at grade under the canopy, shall not exceed seven point five (7.5) foot-candles. The maintained maximum horizontal illuminance level, at grade under the canopy, shall not exceed fifteen (15) foot-candles.
24. Lights shall not be mounted on the top or sides of the canopy.
25. The sides or fascias of the canopy shall not be illuminated.

Landscape Lighting

- a. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- b. Landscaping lighting shall only be utilized to accent plant material.
- c. All landscape lighting directed upward, shall be aimed away from property line.
- d. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.
- e. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

26. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

Ordinance

- C. Provide a Van Accessible Aisle space of 5-feet minimum width.
- D. Provide a minimum parking lot landscape planter of 7-feet, measured from the inside curb.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

27. No exterior vending or display shall be allowed.
28. Flagpoles, if provided, shall be one piece, conical, and tapered.

RELEVANT CASES:

Ordinance

- E. At the time of review, the applicable case(s) for the subject site were: 87-DR-2004.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

- 29. Site plan by Butler Design Group and with a staff receipt date of 5/4/06.
- 30. Drainage statement by Norman Engineering Group and dated 4/17/06.
- 31. Context aerial photo and project narrative.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 32. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
- 33. Demonstrate consistency with the approved master drainage plan and report.
 - a. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
 - b. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
- 34. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
 - a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- F. The City's Stormwater Management Division needs to review a Stormwater Storage Waiver for this development prior to final plan submission.
- G. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- H. Underground Stormwater Storage:
 - a. Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - b. Drywells are not permitted.

INTERNAL CIRCULATION:

DRB Stipulations

- 35. The developer shall provide a minimum parking-aisle width of 24 feet.

36. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

- I. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

DRB Stipulations

37. Sight distance easements shall be dedicated over sight distance triangles.
- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
38. Vehicular Non-Access Easement:
- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Thompson Peak Parkway and Hayden Road except at the approved driveway location.
39. Indemnity Agreements:
- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

- J. Waterline and Sanitary Sewer Easements:
- c. Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all utility easements necessary to serve the site.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

40. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a commercial water needs report to Water Resources to determine applicable water and sewer development fees.
41. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**Ordinance**

- K. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

42. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- L. Privately owned sanitary sewer shall not run parallel within the waterline easement.
- a. All drainage crossings, including any configuration of box culverts or pipes that span 20 feet or more (as measured along the roadway centerline) shall be subject to review and approval by City staff.
 - b. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit two (2) separate copies of the improvement plans, subject to City staff approval, for structural review.

CONSTRUCTION REQUIREMENTS**DRB Stipulations**

43. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- M. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.